



CITY OF BURLINGTON

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CITY OF BURLINGTON
Committee of the Whole Minutes
Jeannie Hefty, Mayor
Diahnn Halbach, City Clerk
Wednesday, November 7, 2018

1. **Call to Order - Roll Call**

Mayor Hefty called the Committee of the Whole meeting to order at 6:30 p.m. Roll Call - Present: Mayor Hefty, Alderman Susan Kott, Alderman Theresa Meyer, Alderman Bob Grandi, Alderman Ryan Heft, Alderman Steve Rauch, Alderman Jon Schultz, Alderman Tom Preusker, Alderman Todd Bauman. Excused: None.

Staff present: Administrator Carina Walters, City Attorney John Bjelajac, Finance Director Steve DeQuaker, Assistant City Administrator/Zoning Administrator Megan Watkins, Public Works Director Peter Riggs, Building Inspector Gregory Guidry and Intern Nick Faust.

2. **Citizen Comments** - There were none.

3. **Approval of the October 16, 2018 Committee of the Whole Meeting Minutes**

Motion: Preusker. Second: Rauch. With all in favor the motion carried.

4. **APPOINTMENTS AND NOMINATIONS**

Mayor Hefty announced that the Appointments and Nominations, which is scheduled for approval at the same evening Common Council meeting, would take place during the Committee of the Whole meeting, as to allow the appointed students to leave sooner if necessary, as well as allow the Common Council student representatives to join the Council in their respective seats. Mayor Hefty then announced each students name and invited them to the front of the room for recognition.

5. **PRESENTATION:**

Jerry Franke, Franke Development Advisors, provided an update regarding the housing needs of Racine County and the impacts and opportunities that can result from the FoxConn development. Franke stated that multi-family housing is becoming more sought after than single family homes due to baby boomers choosing to downsize and rent and millenials preferring to rent than own because of lifestyle choices. Franke also stated that renting is becoming more affordable than owning due to do tax shelters no longer being available for homeowners and stated that comparisons show there are not enough multi-family housing units in Burlington. Franke presented several high-end multi-family complexes and suggested the City begin to identify opportunity zones, obtain income data, and developer outreach.

Alderman Preusker asked several questions including who would pay for the infrastructure and utilities, would metering be building level or individual units, and who decides design quality. Franke responded that potentially TIF districts could be created along with developer agreements, metering options vary and would depend on the development, and the City would work with the developer to for design quality. County Executive Jonathan Delagrave added that the County would

also work with the City to help identify development opportunities.

6. **DISCUSSIONS:**

- A. **Discussion** Regarding a Downtown Strategic Plan Initiative Update from the Racine County Economic Development Committee (RCEDC) and a Branding Initiative update from the City of Burlington Branding Committee.

Jenny Trick, RCEDC, provided an overview of the Downtown Strategic Initiatives and gave a summary of the tasks and results of each of the four committees developed to undertake the revitalization plan for the City.

Rose Dolatowski then presented the goals and achievements of the Branding Committee and the next steps of developing a Brand Leadership Team to continue with the progress of improving the city's vitality and beautification.

- B. **Discussion** Regarding the Economic Development Strategic Initiatives from the City's 2015 Strategic Plan and possible financial incentives.

Administrator Walters reviewed the background history and stated that in August of 2018, Council asked the RCEDC to prepare an updated Loan Manual specific to the former Burlington TID RLF dollars, which was presented but no action was taken. Then, at a Budget Workshop in October 2018, RCEDC was asked to discuss, in greater detail, the Burlington loan programs along with other financial resources. As a result from that presentation, RCEDC prepared suggested guidelines for consideration.

Jenny Trick, RCEDC, presented these suggested guidelines, and outlined the two primary resources, which are low interest loans and municipal incentives. Trick stated that the city has two loan programs at its disposal, which are the Community Development Block Grant (CDBG) loan program and the Tax Incremental District Revolving Loan Fund (TID RLF) program. In addition, the municipal incentive programs also has two types of incentive programs which include tax increment financing and tax-reinvestment program (TRIP). Trick gave a brief review of each of these programs and provided recommendations. Discussion ensued and it was determined that a project plan would be drafted by the RCEDC and return in January to present.

7. **RESOLUTIONS:**

- A. **Resolution 4924(26)** - To grant an Easement Agreement from the City of Burlington to 492 N. Pine Street LLC for the alley located behind 492 N. Pine Street.

Mayor Hefty table Resolution 4924(26) to the November 20, 2018 Committee of the Whole meeting.

8. **ORDINANCES:** There were none.

9. **MOTIONS:**

- A. **Motion 18-913** - To consider approving a Certificate of Appropriateness and Sign Permit for property located at 457 Milwaukee Avenue.

Attorney Bjelajac explained the purpose of why this item is being presented to Council despite a change in the Historic Preservation Committee (HPC) sign ordinance to allow a sign permit request in the Historic Preservation Overlay(HPO) District be approved by the Building Inspector following the recommendation of the HPC, without Common Council consideration. Bjelajac stated that although the HPC approved the signage, there has been some feedback regarding a disagreement with the HPC's decision, therefore staff is now seeking Council's recommendation to the Building Inspector for sign

permit approval. Much discussion ensued regarding the proposed signage, as well with discrepancies with the ordinance. Jonathan Thorngate, Life Bridge Church, stated that they have been compliant during this entire process and the signage was approved by the HPC and if the controversy lies within the ordinance, then that should be reviewed as a separate discussion. Thorngate further stated that the building is too old for the paint to be removed and feels the proposed signage will improve the look of the building as well as adhere to the historical guidelines.

- B. **Motion 18-914** - To consider approving a Certificate of Appropriateness and Sign Permit for property located at 492 N. Pine Street.

Mayor Hefty tabled Motion 18-914.

- C. **Motion 18-915** To consider approving a Certificate of Appropriateness for property located at 541-549 N. Pine Street.

Building Inspector Gregory Guidry stated that Chantelle Archambeau, owner of the property and new business called Rustic Barrel, is requesting permission to repair all wood and trim and repaint the building with approved historical paint colors, in addition to painting, they would like to replace the lap metal siding on the face of the gable with cedar lap siding and stained to match the repaired wooden gate. Guidry stated that this has been approved by the Historic Preservation Committee (HPC) contingent the owner repaints the entry overhang and gets a quote to remove the overhang.

- D. **Motion 18-916** To approve the Beaumont Field Lease Agreement with Burlington Baseball 2000.

Public Works Director Peter Riggs reviewed the updates to the lease agreement which included modifications to several sections, of which was approved by the Park Board and recommended for Council approval.

10. **ADJOURNMENT**

Motion: Alderman Bauman. Second: Alderman Grandi. With all in favor, the meeting adjourned at 9:10 p.m.

Minutes respectfully submitted by:

Diahnn C. Halbach
City Clerk
City of Burlington